



SPECIFICATIONS

1. 31 feet from curb face to curb face.
2. Two-way traffic.
3. Parking allowed on one side only.
4. Provide a minimum of three off-street parking spaces per single-family dwelling unit.
5. In other than single-family areas, multiply required parking from Zoning Ordinance by 1.2.
6. Sidewalks allowed on both sides, but mandatory on side with no parking.
7. Where sidewalks are installed, a 2.5 foot pedestrian easement is required to be dedicated in addition to the right-of-way to accommodate sidewalk at the driveway approaches (see detail sheet). Four foot separated or curvilinear sidewalk is acceptable if additional right-of-way is dedicated and park strip is adequate width for planting.
8. This standard is subject to monolithic sidewalk and driveway standard.
9. Serve 75 dwelling units maximum. May not be used where through traffic is collected from other streets.
10. In other than single-family areas, this street section can only be used on cul-de-sacs or one-block streets not exceeding 450 feet in length.
11. A 27 foot minimum setback is required from curb line to garage when the garage door fronts on streets and sidewalk is installed. The setback can be reduced by 4 feet if a roll-up garage door is installed and there is not sidewalk. The setback shall not be less than required by the Zoning Ordinance.
12. This standard may not provide pedestrian or vehicular access to a school, park, community center or other heavy traffic generator.
13. F.I.D. facilities shall be located in a separate easement out of the street area.
14. Street furniture shall be located in accordance with street furniture location diagram.
15. Additional FMFCD facilities may be required to accommodate narrowed street.
16. This standard is subject to pipeline installation requirements formula.
17. This standard can be used in conventional development, planned unit developments, or other residential developments.
18. On corner lots, the planting and utility easement along the side yard may be reduced to eight feet.
19. API geometric cross sections shall not be combined with standard geometric cross sections.